

October 20, 2016

Community & Economic Development C. E. "Chip" Vincent, Administrator

Washington State
Department of Ecology
Environmental Review Section
PO Box 47703
Olympia, WA 98504-7703

Subject: <u>ENVIRONMENTAL (SEPA) THRESHOLD DETERMINATION</u>

Transmitted herewith is a copy of the Environmental Determination for the following project reviewed by the Environmental Review Committee (ERC) on October 17, 2016:

SEPA DETERMINATION: Determination of Non-Significance (DNS)

PROJECT NAME: 4242 East Valley Road Rezone

PROJECT NUMBER: LUA16-000734, ECF

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on November 4, 2016, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

Please refer to the enclosed Notice of Environmental Determination for complete details. If you have questions, please call me at (425) 430-7436.

For the Environmental Review Committee,

Paul Hintz Senior Planner

Enclosure

cc: King County Wastewater Treatment Division
Boyd Powers, Department of Natural Resources
Karen Walter, Fisheries, Muckleshoot Indian Tribe
Melissa Calvert, Muckleshoot Cultural Resources Program
Gretchen Kaehler, Office of Archaeology & Historic Preservation

Ramin Pazooki, WSDOT, NW Region Larry Fisher, WDFW Duwamish Tribal Office US Army Corp. of Engineers

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



ENVIRONMENTAL (SEPA) DETERMINATION OF NON-SIGNIFICANCE- (DNS)

PROJECT NUMBER:

LUA16-000734, ECF

APPLICANT:

Kaya Hasanoglu, 2125 1st Ave, #2105, Seattle, WA 98121

PROJECT NAME:

4242 East Valley Road Rezone

PROJECT DESCRIPTION: The applicant is requesting approval of a rezone and SEPA Environmental Review for the property located at 4242 East Valley Road (APN 3123059114). The applicant's property is roughly 38,740 square feet (0.89 acres) in area. The rezone is requested to allow retail uses within the existing two-story commercial building. The site is currently zoned Commercial Office (CO), which is generally intended to allow professional, administrative and business offices. The applicant has requested a rezone to Commercial Arterial, which generally provides for a wide-variety of retail sales, services, and other commercial activities along high-volume traffic corridors.

Staff considered three options in response to the application (refer to the map below). Option 1: rezone of the subject site (shown in red) from CO to CA; Option 2: rezone of the subject site and other parcels within the block (shown in green) from CO to CA; and Option 3: rezone of the subject site (red), the other parcels within the block (green), and the three parcels within the adjacent block to the west that abut SW 43rd Street (shown in yellow).

PROJECT LOCATION:

Parcel No. 3123059114. Corner of East Valley Road and SW 43rd

Street, Renton, WA 98055

LEAD AGENCY:

City of Renton

Environmental Review Committee

Department of Community & Economic Development

The City of Renton Environmental Review Committee has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This Determination of Non-Significance is issued under WAC 197-11-340. Because other agencies of jurisdiction may be involved, the lead agency will not act on this proposal for fourteen (14) days.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on November 4, 2016. Appeals must be filed in writing together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by RMC 4-8-110 and more information may be obtained from the Renton City Clerk's Office, (425) 430-6510.

PUBLICATION DATE:

OCTOBER 21, 2016

DATE OF DECISION:

OCTOBER 17, 2016

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT



SIGNATURES:

Gregg Zimmerman, Administrator

Public Works Department

_/<u>/</u>/////////// Date

Rick M. Marshall, Administrator

Fire & Emergency Services

Date

Date

Kelly Beymer, Administrator

Community Services Department

Date

C.E. "Chip" Vincent, Administrator

Department of Community &

Economic Development



OF ENVIRONMENTAL DETERMINATION ISSUANCE OF A DETERMINATION OF NONSIGNIFICANCE (DNS)

POSTED TO NOTIFY INTERESTED PERSONS OF AN ENVIRONMENTAL ACTION

PROJECT NAME:

4242 East Valley Rezone

PROJECT NUMBER:

LUA16-000734, ECF

LOCATION:

PARCEL NO. 3123059114. CORNER OF EAST VALLEY ROAD AND SW 43RD

STREET, RENTON, WA 98055

Description:

THE APPLICANT IS REQUESTING APPROVAL OF A REZONE AND SEPA ENVIRONMENTAL REVIEW FOR THE PROPERTY LOCATED AT 4242 EAST VALLEY ROAD (APN 3123059114). THE APPLICANT'S PROPERTY IS ROUGHLY 38,740 SQUARE FEET (0.89 ACRES) IN AREA. THE REZONE IS REQUESTED TO ALLOW RETAIL USES WITHIN THE EXISTING TWO-STORY COMMERCIAL BUILDING. THE SITE IS CURRENTLY ZONED COMMERCIAL OFFICE (CO), WHICH IS GENERALLY INTENDED TO ALLOW PROFESSIONAL, ADMINISTRATIVE AND BUSINESS OFFICES. THE APPLICANT HAS REQUESTED A REZONE TO COMMERCIAL ARTERIAL, WHICH GENERALLY PROVIDES FOR A WIDE-VARIETY OF RETAIL SALES, SERVICES, AND OTHER COMMERCIAL ACTIVITIES ALONG HIGH-VOLUME TRAFFIC CORRIDORS.

IN RESPONSE TO THE APPLICATION FOR REZONE OF THE SUBJECT PROPERTY, STAFF HAS PROPOSED THAT THE SHADED AREA IN THE MAP SHOWN BELOW BE REZONED FROM COMMERCIAL OFFICE (CO) TO COMMERCIAL ARTERIAL (CA).

THE CITY OF RENTON ENVIRONMENTAL REVIEW COMMITTEE (ERC) HAS DETERMINED THAT THE PROPOSED ACTION DOES NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT.

Appeals of the environmental determination must be filed in writing on or before 5:00 p.m. on November 4, 201, together with the required fee with: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. Appeals to the Examiner are governed by City of RMC 4-8-110 and information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

A PUBLIC HEARING WILL BE HELD BY THE RENTON HEARING EXAMINER AT HIS REGULAR MEETING IN THE COUNCIL CHAMBERS ON THE 7TH FLOOR OF CITY HALL, 1055 SOUTH GRADY WAY, RENTON, WASHINGTON, ON **NOVEMBER 15, 2016** AT 11:00AM TO CONSIDER THE REZONE. IF THE ENVIRONMENTAL DETERMINATION IS APPEALED, THE APPEAL WILL BE HEARD AS PART OF THIS PUBLIC HEARING.



FOR FURTHER INFORMATION, PLEASE CONTACT THE CITY OF RENTON, DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT AT (425) 430-7200.

DO NOT REMOVE THIS NOTICE WITHOUT PROPER AUTHORIZATION

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION.